

Standard 2 USPAP Checklist

- ___ 1. Does my report clearly and accurately set forth the appraisal in a manner that is not misleading?
- ___ 2. Does my report contain sufficient information to enable the intended users of the appraisal to understand the report properly?
- ___ 3. Does my report clearly and accurately disclose any extraordinary assumption, hypothetical condition, or limiting condition that directly affects the appraisal and have I indicated its impact on value?
- ___ 4. Does my report prominently state which report option I have used?
- ___ 5. Does my report state the identity of the client and any intended users?
- ___ 6. Does my report state the intended use?
- ___ 7. Does my report provide sufficient information based on the report option to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment?
- ___ 8. Is the real property interest appraised clearly stated?
- ___ 9. Does my report state the purposed of the appraisal, including the type and definition of value and its source?
- ___ 10. Is the effective date of the appraisal and the date of the report clearly stated?
- ___ 11. Have I provided sufficient information based on the report option to clearly and accurately disclose to the client and any intended users of the appraisal the scope of work used to develop the appraisal?
- ___ 12. Does my report state all assumptions, hypothetical conditions and limiting conditions that affected the analyses, opinions, and conclusions?
- ___ 13. Does my report provide enough information based on the report option to properly explain the information analyzed, the appraisal procedures followed and the reasoning that supports the analyses, opinions, and conclusions?
- ___ 14. Have I stated the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal; and when the purpose of the assignment is market value, have I provided sufficient information based on the report option to support the rationale for my opinion of the highest and best use of the real estate?
- ___ 15. Have I explained any permitted departures from specific requirements of Standard One and the reason for excluding any of the usual valuation approaches?
- ___ 16. Have I included a signed certification in accordance with standard Rule 2-3?